

UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK

In Re. §  
NINETY-FIVE MADISON COMPANY, LP §  
\_\_\_\_\_  
Debtor(s) §

Case No. 21-10529

☐ Jointly Administered

## Monthly Operating Report

Chapter 11

Reporting Period Ended: 10/31/2023

Petition Date: 03/22/2021

Months Pending: 32

Industry Classification: 

5	3	1	1
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Reporting Method: Accrual Basis ☒

Cash Basis ☐

Debtor's Full-Time Employees (current): 0

Debtor's Full-Time Employees (as of date of order for relief): 0

### Supporting Documentation (check all that are attached):

(For jointly administered debtors, any required schedules must be provided on a non-consolidated basis for each debtor)

- ☒ Statement of cash receipts and disbursements
- ☒ Balance sheet containing the summary and detail of the assets, liabilities and equity (net worth) or deficit
- ☒ Statement of operations (profit or loss statement)
- ☒ Accounts receivable aging
- ☒ Postpetition liabilities aging
- ☒ Statement of capital assets
- ☒ Schedule of payments to professionals
- ☒ Schedule of payments to insiders
- ☒ All bank statements and bank reconciliations for the reporting period
- ☐ Description of the assets sold or transferred and the terms of the sale or transfer

/s/ Sharan Sklar  
\_\_\_\_\_  
Signature of Responsible Party  
12/04/2023  
\_\_\_\_\_  
Date

Sharan Sklar  
\_\_\_\_\_  
Printed Name of Responsible Party  
95 Madison Avenue, 6th Floor, New York, NY 10016  
\_\_\_\_\_  
Address

STATEMENT: This Periodic Report is associated with an open bankruptcy case; therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

Part 1: Cash Receipts and Disbursements	Current Month	Cumulative
a. Cash balance beginning of month	\$701,057	
b. Total receipts (net of transfers between accounts)	\$122,206	\$11,381,097
c. Total disbursements (net of transfers between accounts)	\$89,093	\$10,773,626
d. Cash balance end of month (a+b-c)	\$734,170	
e. Disbursements made by third party for the benefit of the estate	\$0	\$0
f. Total disbursements for quarterly fee calculation (c+e)	\$89,093	\$10,773,626

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$20,000
b. Accounts receivable over 90 days outstanding (net of allowance)	\$8,000
c. Inventory (Book <input type="radio"/> Market <input type="radio"/> Other <input checked="" type="radio"/> (attach explanation))	\$0
d. Total current assets	\$2,145,691
e. Total assets	\$11,336,622
f. Postpetition payables (excluding taxes)	\$13,073,059
g. Postpetition payables past due (excluding taxes)	\$1,222,197
h. Postpetition taxes payable	\$0
i. Postpetition taxes past due	\$0
j. Total postpetition debt (f+h)	\$13,073,059
k. Prepetition secured debt	\$60,529
l. Prepetition priority debt	\$0
m. Prepetition unsecured debt	\$433,944
n. Total liabilities (debt) (j+k+l+m)	\$13,567,532
o. Ending equity/net worth (e-n)	\$-2,230,910

Part 3: Assets Sold or Transferred	Current Month	Cumulative
a. Total cash sales price for assets sold/transferred outside the ordinary course of business	\$0	\$0
b. Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$0	\$0
c. Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$0	\$0

Part 4: Income Statement (Statement of Operations) (Not generally applicable to Individual Debtors. See Instructions.)	Current Month	Cumulative
a. Gross income/sales (net of returns and allowances)	\$30,043	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$30,043	
d. Selling expenses	\$0	
e. General and administrative expenses	\$194,931	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$36,844	
h. Interest	\$108,552	
i. Taxes (local, state, and federal)	\$0	
j. Reorganization items	\$-55,685	
k. Profit (loss)	\$-254,599	\$-9,425,938

**Part 5: Professional Fees and Expenses**

a.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (bankruptcy) <i>Aggregate Total</i>		\$10,082	\$1,626,250	\$10,082	\$1,626,250
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
i	WINDELS MARX LANE & M	Other	\$0	\$0	\$0	\$0
ii	GRUBER PALUMBERI RAFF	Other	\$0	\$0	\$0	\$0
iii	GLENN AGRE BERGMAN &	Lead Counsel	\$0	\$1,401,944	\$0	\$1,401,944
iv	ROSENBERG & ETIS, PC	Other	\$0	\$214,224	\$0	\$214,224
v	MOSS & MOSS LLP	Other	\$10,082	\$10,082	\$10,082	\$10,082
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b.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (nonbankruptcy) <i>Aggregate Total</i>		\$0			
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
	i		\$0			
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c.	All professional fees and expenses (debtor & committees)						

**Part 6: Postpetition Taxes****Current Month****Cumulative**

a.	Postpetition income taxes accrued (local, state, and federal)	\$0	\$0
b.	Postpetition income taxes paid (local, state, and federal)	\$0	\$0
c.	Postpetition employer payroll taxes accrued	\$81	\$8,921
d.	Postpetition employer payroll taxes paid	\$1,257	\$13,682
e.	Postpetition property taxes paid	\$0	\$862,004
f.	Postpetition other taxes accrued (local, state, and federal)	\$0	\$2,854,684
g.	Postpetition other taxes paid (local, state, and federal)	\$0	\$2,854,684

**Part 7: Questionnaire - During this reporting period:**

- a. Were any payments made on prepetition debt? (if yes, see Instructions) Yes ☐ No ☒
- b. Were any payments made outside the ordinary course of business without court approval? (if yes, see Instructions) Yes ☐ No ☒
- c. Were any payments made to or on behalf of insiders? Yes ☒ No ☐
- d. Are you current on postpetition tax return filings? Yes ☒ No ☐
- e. Are you current on postpetition estimated tax payments? Yes ☒ No ☐
- f. Were all trust fund taxes remitted on a current basis? Yes ☒ No ☐
- g. Was there any postpetition borrowing, other than trade credit? (if yes, see Instructions) Yes ☐ No ☒
- h. Were all payments made to or on behalf of professionals approved by the court? Yes ☒ No ☐ N/A ☐
- i. Do you have:
- Worker's compensation insurance? Yes ☒ No ☐
- If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
- Casualty/property insurance? Yes ☒ No ☐
- If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
- General liability insurance? Yes ☒ No ☐
- If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
- j. Has a plan of reorganization been filed with the court? Yes ☒ No ☐
- k. Has a disclosure statement been filed with the court? Yes ☒ No ☐
- l. Are you current with quarterly U.S. Trustee fees as set forth under 28 U.S.C. § 1930? Yes ☒ No ☐



**Part 8: Individual Chapter 11 Debtors (Only)**

- |  |       |     |
|--|-------|-----|
| a. Gross income (receipts) from salary and wages                     | _____ | \$0 |
| b. Gross income (receipts) from self-employment                      | _____ | \$0 |
| c. Gross income from all other sources                               | _____ | \$0 |
| d. Total income in the reporting period (a+b+c)                      | _____ | \$0 |
| e. Payroll deductions  | _____ | \$0 |
| f. Self-employment related expenses                                  | _____ | \$0 |
| g. Living expenses   | _____ | \$0 |
| h. All other expenses  | _____ | \$0 |
| i. Total expenses in the reporting period (e+f+g+h)                  | _____ | \$0 |
| j. Difference between total income and total expenses (d-i)          | _____ | \$0 |
| k. List the total amount of all postpetition debts that are past due | _____ | \$0 |
- l. Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C § 101(14A)? Yes ☐ No ☒
- m. If yes, have you made all Domestic Support Obligation payments? Yes ☐ No ☐ N/A ☒

**Privacy Act Statement**

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: [http://www.justice.gov/ust/eo/rules\\_regulations/index.htm](http://www.justice.gov/ust/eo/rules_regulations/index.htm). Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

**I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.**

\_\_\_\_\_  
/s/ Sharan Sklar

Signature of Responsible Party

\_\_\_\_\_  
General Partner, Ninety-Five Madison Company, L.P.

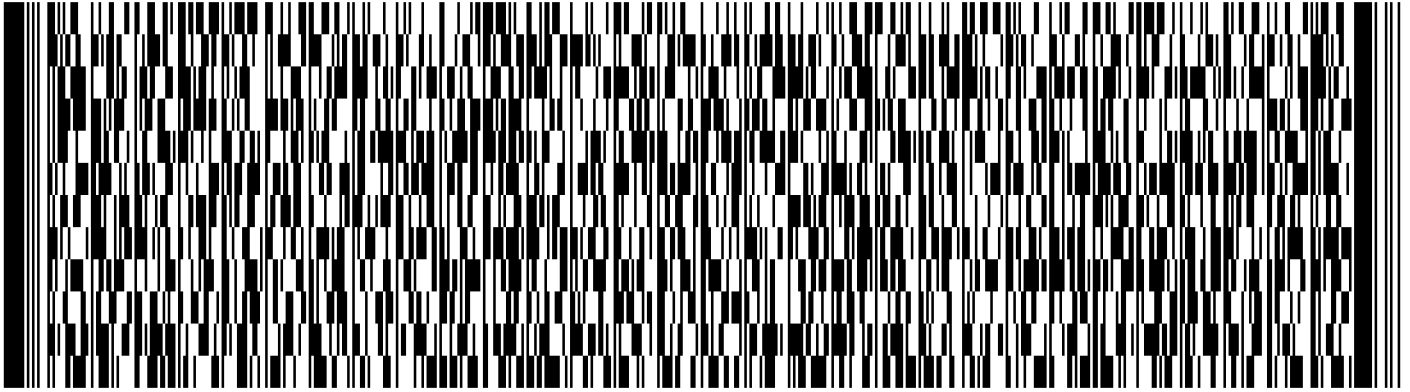
Title

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Sharan Sklar, Sharan Sklar Management LLC

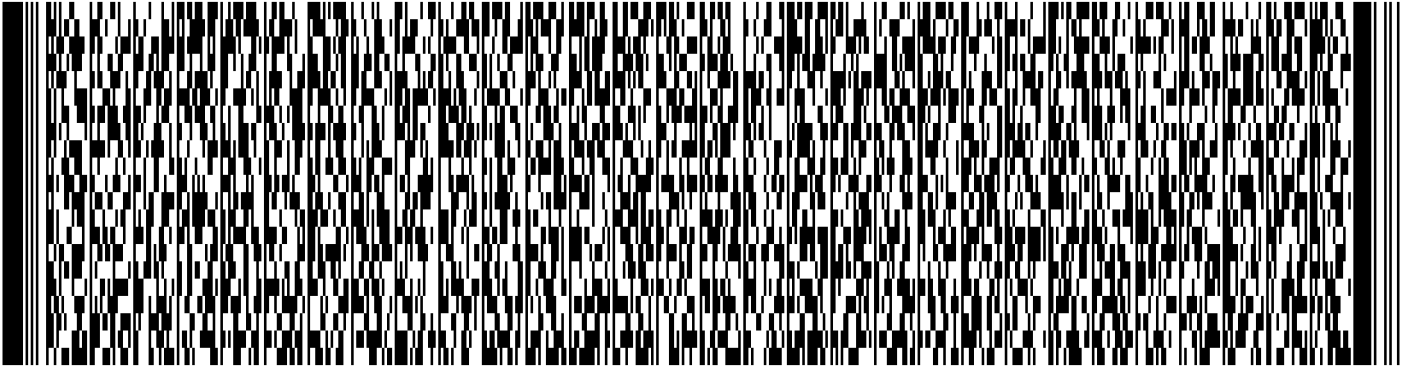
Printed Name of Responsible Party

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12/04/2023

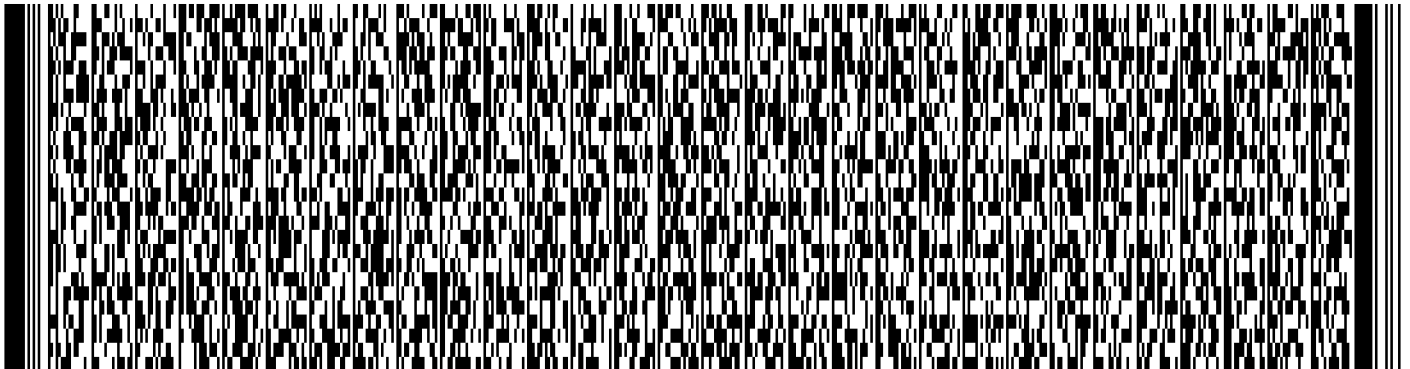
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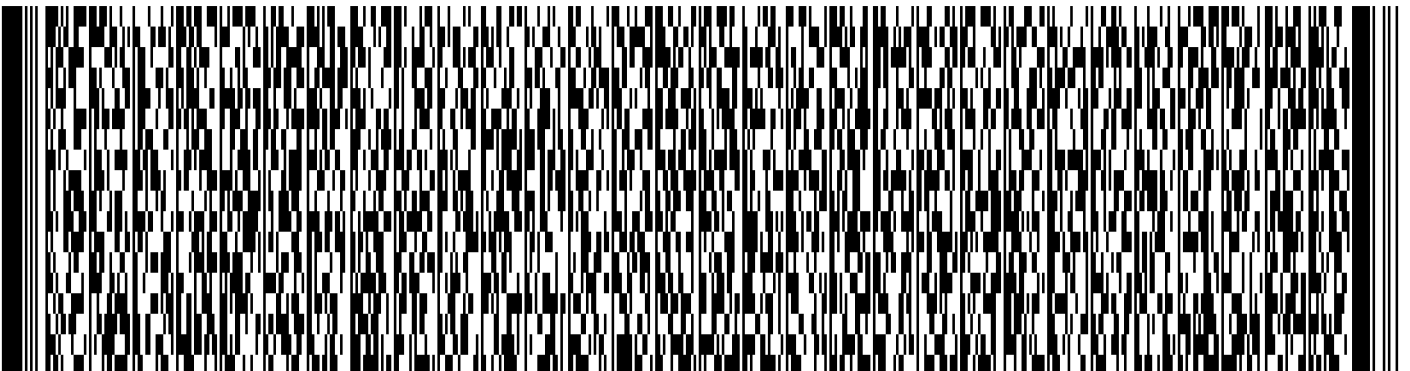
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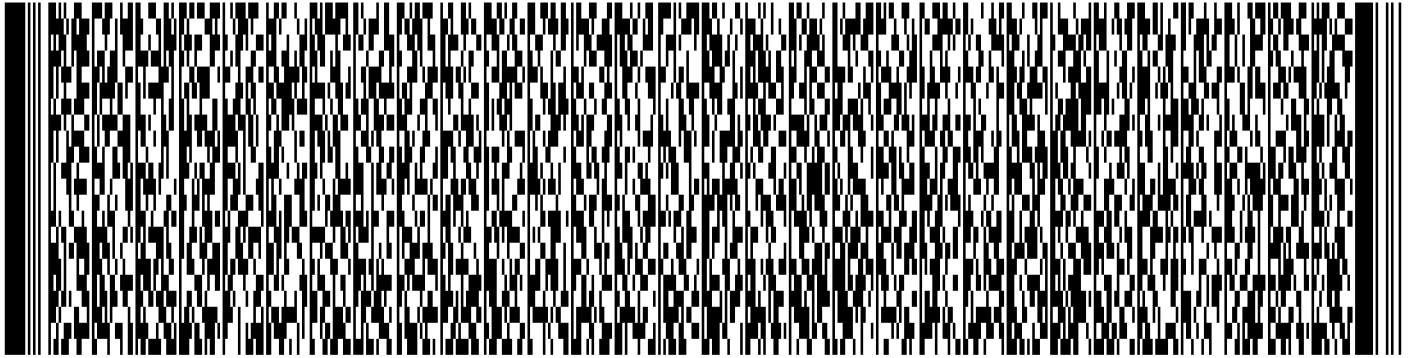
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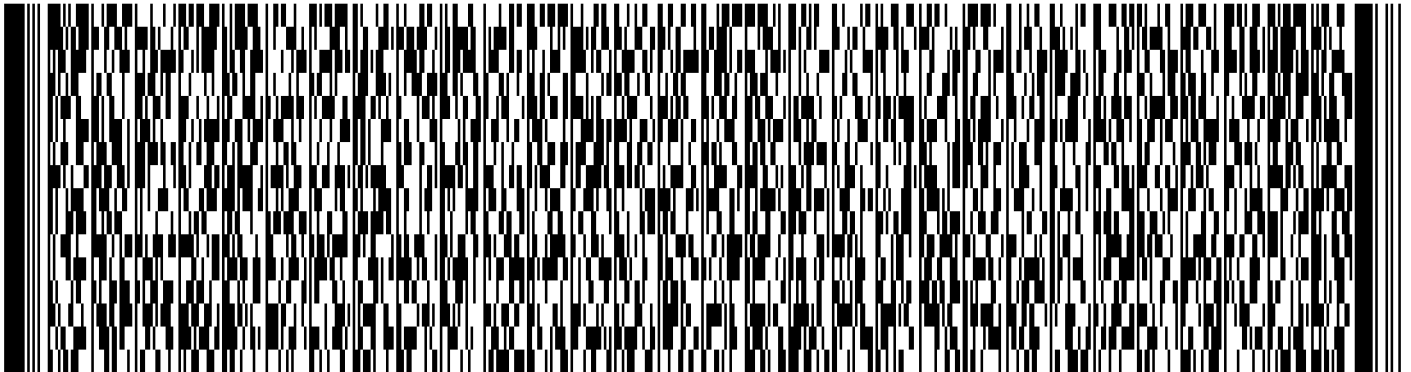
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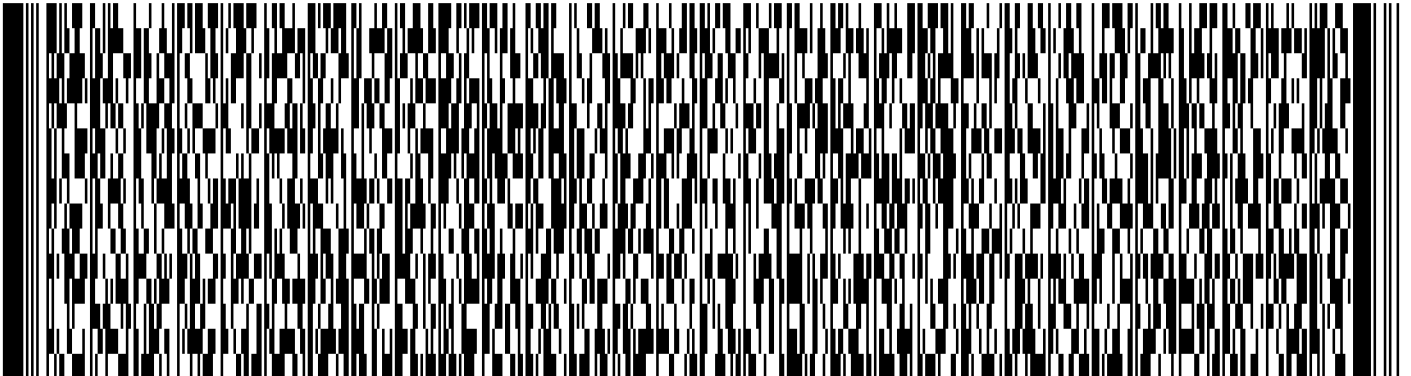
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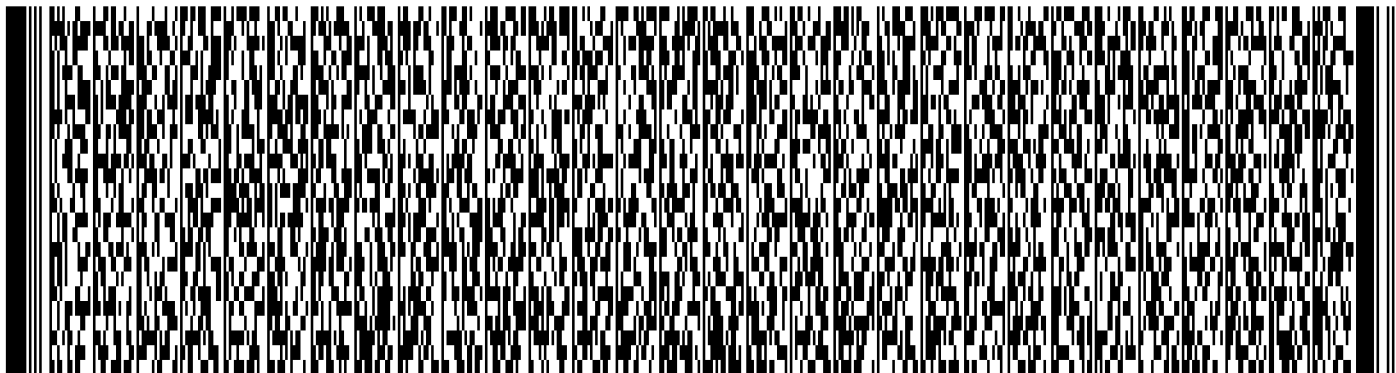
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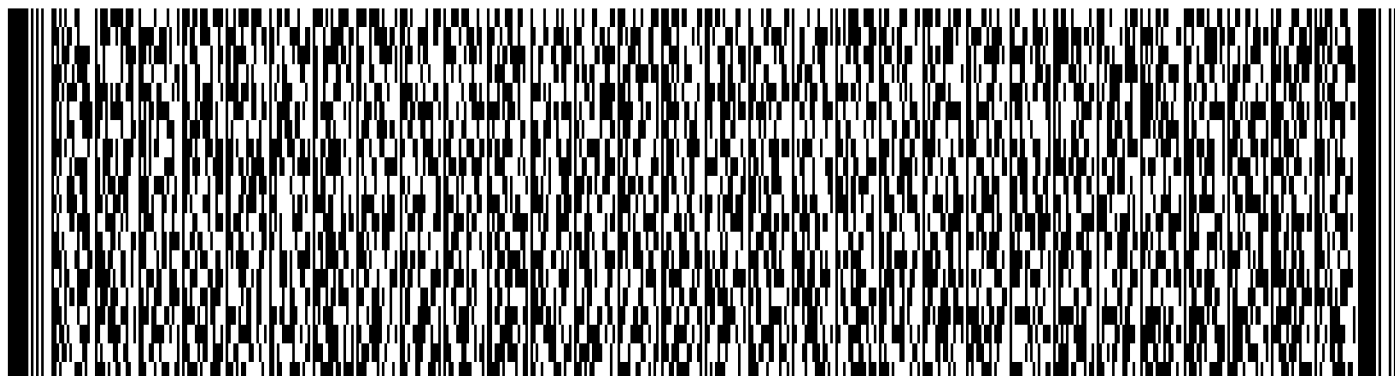
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PageThree



PageFour

In re NINETY-FIVE MADISON COMPANY, LP  
Debtor

Case No. 21-10529  
Reporting Period Oct 1st, 2023 - Oct 31st, 2023

FORM 11-MOR DISCLOSURE NOTES

**PART 4: INCOME STATEMENT**

**Interest Income:**

The related party interest income accrued is included in Line j., Reorganization items.

Please note that this item is presented on the supporting documents "Mor 2" (Statement of Operations) under "Other income and Expenses."

**OTHER DISCLOSURE**

**Balance Sheet Disclosure**

Tenant security assets and liabilities updated as of Oct 2023 based on current bank balance at Oct 31, 2023, which is included in this MoR.

**General**

Oct 2023 loan interest expense has been deducted from the interest reserve. See loan analysis worksheet provided.

In re	<b>NINETY-FIVE MADISON COMPANY, LP</b>	Case No.	21-10529
	<b>Debtor</b>	Reporting Period	<b>Oct 1st, 2023 - Oct 31st, 2023</b>

## LOAN AND RESERVE ACTIVITIES

### Continuation Sheet for MOR-1

#### GC GOODWILL CAPITAL

	<u>Total</u>		
LOAN FUNDING AVAILABLE	\$ 23,000,000.00		
Funds Advanced	9,300,000.00		
On reserve for future advancements for bill payments	<u>\$ 13,700,000.00</u>	On Reserve	<u>\$ 13,700,000.00</u>
March 2023	<i>Payment of legal fees to Glenn Agre Bergman</i>	\$	1,401,944.10
April 2023	<i>Advance for interest reserve</i>	\$	171,653.24
June/July 2023	<i>Advance for real estate tax payments</i>	\$	862,003.78
Jul-23	<i>Advance for interest reserve</i>	\$	106,418.89
	<i>On Reserve as of Oct 2023</i>	\$	<u>11,157,979.99</u>

<b>Funds advanced</b>	<b>\$ 9,300,000.00</b>	<i>Loan payable</i>	<u><b>\$ 9,300,000.00</b></u>
Funds advanced for legal fees payment to Glenn Agre Bergman & Fuentes LLP-March 2023			1,401,944.10
Funds advanced for interest reserve April 2023			171,653.24
Funds advanced for payment of real estate tax covering period July 2023 to Dec 2023			862,003.78
Funds advanced for interest reserve July 2023			106,418.89
	<i>Loan payable @ 10/31/23</i>	\$	<u><b>11,842,020.01</b></u>

<u><b>Interest Reserve Retained by Lender</b></u>	<b>\$ 942,916.67</b>
Feb 2023 loan interest expense	(56,833.33)
March 2023 loan interest expense	(74,141.67)
April 2023 advances	171,653.24
April 2023 interest expense payments	(86,402.98)
May 2023 interest expense payments	(95,143.98)
June 2023 interest expense payments	(100,505.26)
July 2023 advances	106,418.89
July 2023 interest expense payments	(97,987.67)
Aug 2023 interest expense payments	(110,114.34)
Sept 2023 interest expense payments	(112,170.25)
Oct 2023 interest expense payments	(108,551.85)
<i>Bal of Interest Reserve @Oct 2023</i>	<u><b>\$ 379,137.47</b></u>

# Madison Avenue Servicing LLC

Interest Reserve Fund

## DIP Loan

Lender	Madison Avenue Servicing LLC	Outstanding Loan Balance	\$11,842,020.01
Borrower	Ninety-Five Madison Company, LP	Interest Rate	Prime + 2.50%
Guarantor	N/A	Amortization	Interest-only (Actual/360)
Collateral	Secured, Super-Priority DIP Loan	Origination Date	1/10/23
Real Property	89-95 Madison Avenue, New York, NY 10016	Maturity Date	2/1/25

Date	Reference	Description	Beginning Balance	Credits	Charges	Ending Balance	Comments
1/10/23	Interest Reserve	Closing Adj.	\$ -	\$942,916.67	\$ -	\$ 942,916.67	
2/1/23	Interest Reserve	Interest Payment	942,916.67		(56,833.33)	886,083.33	
3/1/23	Interest Reserve	Interest Payment	886,083.33	-	(74,141.67)	811,941.67	
4/1/23	Interest Reserve	Interest Payment	811,941.67	171,653.24	(86,402.98)	897,191.93	
5/1/23	Interest Reserve	Interest Payment	897,191.93	-	(95,143.98)	802,047.96	
6/1/23	Interest Reserve	Interest Payment	802,047.96	-	(100,505.26)	701,542.69	
7/1/23	Interest Reserve	Interest Payment	701,542.69	106,418.89	(97,987.67)	709,973.91	
8/1/23	Interest Reserve	Interest Payment	709,973.91	-	(110,114.34)	599,859.57	
9/1/23	Interest Reserve	Interest Payment	599,859.57	-	(112,170.25)	487,689.33	
10/1/23	Interest Reserve	Interest Payment	487,689.33	-	(108,551.85)	379,137.48	

Reporting Period

Oct 1st, 2023 - Oct 31st, 2023

SCHEDULE OF CASH RECEIPTS AND DISBURSEMENTS

Amounts reported should be from the debtor's books and not the bank statement. The beginning cash should be the ending cash from the prior month or, if this is the first report, the amount should be the balance on the date the petition was filed. The amounts reported in the "CURRENT MONTH - ACTUAL" column must equal the sum of the four bank account columns. Attach copies of the bank statements and the cash disbursements journal. The total disbursements listed in the disbursements journal must equal the total disbursements reported on this page. A bank reconciliation must be attached for each account. [See MOR - I (CON'T)]

BANK ACCOUNTS						
	OPER	PAYROLL	TAX	OTHER: BB&T Escrow***		CURRENT MONTH ACTUAL (TOTAL OF ALL ACCOUNTS)
ACCOUNT NUMBER (LIST 4)						
CASH BEGINNING OF MONTH	673,919.30	26,616.36	501.39	20.00		701,057.05
RECEIPTS						
CASH SALES						
ACCOUNTS RECEIVABLE - PREPETITION						-
ACCOUNTS RECEIVABLE - POSTPETITION	34,832.26					34,832.26
LOANS AND ADVANCES						-
SALE OF ASSETS						-
OTHER (ATTACH LIST) - EXP. REFUND/ROUNDING	87,373.32	-				87,373.32
TRANSFERS (FROM DIP ACCTS)	-	-		-		-
TOTAL RECEIPTS	122,205.58	-	-	-		122,205.58
DISBURSEMENTS						
NET PAYROLL		12,659.86				12,659.86
PAYROLL TAXES		4,208.09	-			4,208.09
SALES, USE, & OTHER TAXES						-
INVENTORY PURCHASES						-
SECURED/RENTAL/LEASES						-
INSURANCE	-					-
ADMINISTRATIVE	48,276.76	209.50	12.00	-		48,498.26
SELLING						-
OTHER (ATTACH LIST)	20,983.03					20,983.03
OWNER DRAW *						-
TRANSFERS	-		-	-		-
PROFESSIONAL FEES						-
U.S. TRUSTEE QUARTERLY FEES	2,743.34			-		2,743.34
COURT COSTS						-
TOTAL DISBURSEMENTS	72,003.13	17,077.45	12.00	-		89,092.58
NET CASH FLOW (RECEIPTS LESS DISBURSEMENTS)	50,202.45	(17,077.45)	(12.00)	-		33,113.00
CASH - END OF MONTH	724,121.75	9,538.91	489.39	20.00		734,170.05

COMPENSATION TO SOLE PROPRIETORS FOR SERVICES RENDERED TO BANKRUPTCY ESTATE

THE FOLLOWING SECTION MUST BE COMPLETED  
DISBURSEMENTS FOR CALCULATING U.S. TRUSTEE QUARTERLY FEES: (FROM CURRENT MONTH ACTUAL COLUMN)

TOTAL DISBURSEMENTS	89,092.58
LESS: TRANSFERS TO OTHER DEBTOR IN POSSESSION ACCOUNTS	-
PLUS: ESTATE DISBURSEMENTS MADE BY OUTSIDE SOURCES (i.e. from escrow accounts)	
TOTAL DISBURSEMENTS FOR CALCULATING U.S. TRUSTEE QUARTERLY FEES	89,092.58

\*\*\*The BB&T account is the escrow account established by 95 Madison for the prior property managing agent "Avison & Young" to pay 95 Madison bills. Avison Young services has been terminated in February 2023, and the account is in the closing process.



**SCHEDULE OF CASH RECEIPTS AND DISBURSEMENTS AND EXPLANATION  
AND ATTACHMENTS**

**Legend:**     clear =     ✓  
                  o/s =     outstanding

**Cash Receipts/Transfers/Disbursements and Explanations. - OPERATING BANK ACCOUNT (DIP)**

**Cash Receipts**

Date			Amounts	<u>Money Rec From:</u>	<u>Allocation:</u>
10/6/2023	Rent & Acc Rec	✓	\$ 26,043.32	Lee & Low	Revenue/Acc Rec
10/18/2023	Rent & Acc Rec	✓	8,788.94	Douglas Lister	Revenue/Acc Rec
10/27/2023	RE Tax	✓	87,373.32	Marcus & Pollack - IOLA	RE Tax Expense
<b>Total</b>			<b>\$ 122,205.58</b>		

**Cash Transfers In:**

**\$ -**

**Cash Transfers Out:**

**-**

**Cash Disbursements:**

Date	Vendor Name		Amount	Ck. No	Description	
10/01/2023	US Trustee Payment Center	✓	(3,124.00)	10161	US Trustee -Prior O/S Check voided	Trustee
10/04/2023	Branton Realty Services	✓	15,075.00	10186	Consultant	ADMIN
10/04/2023	Hoberman & Lesser LLP	✓	2,500.00	10187	Management fees	ADMIN
10/04/2023	Proven Analysis Design Inc.	✓	9,250.00	10188	R&M	OTHER
10/04/2023	Transel Elevator	✓	1,633.13	10189	R&M	OTHER
10/04/2023	Hoberman & Lesser LLP	✓	2,500.00	10190	Management fees	ADMIN
10/04/2023	Transel Elevator	✓	871.00	10191	R&M	OTHER
10/04/2023	Con Edison	✓	44.91	Wire	Utilities	OTHER
10/05/2023	Croker Fire Drill Corp	✓	200.00	10192	R&M - Fire and Safety	OTHER
10/05/2023	FireQuest Corp	✓	2,939.63	10193	R&M - Fire and Safety	OTHER
10/10/2023	Croker Fire Drill Corp	✓	200.00	10194	R&M - Fire and Safety	OTHER
10/10/2023	Moss & Moss LLP	✓	10,081.50	10195	Legal Fees	ADMIN
10/10/2023	M&T	✓	2.00	Debit	Bank Fees	ADMIN
10/17/2023	COJO Strategies, LLC	✓	12,500.00	10196	Consultant	ADMIN
10/17/2023	Sklar Media	o/s	3,454.75	10197	Meals=114.32/Travel=3179.29/Other=161.14	ADMIN
10/20/2023	US Trustee Payment Center	✓	5,867.34	Wire	Trustee fees	Trustee
10/27/2023	Con Edison	o/s	3,296.77	Wire	Utilities	OTHER
10/27/2023	Con Edison	o/s	43.46	Wire	Utilities	OTHER
10/27/2023	Dependable Plastic Supplies	o/s	712.95	10198	Cleaning supplies	ADMIN
10/27/2023	Sklar Media	o/s	850.23	10199	Telephone=336.04/Office=215.29/Travel=298.90	ADMIN
10/27/2023	Transel Elevator	o/s	1,633.13	10200	R&M	OTHER
10/27/2023	Transel Elevator	o/s	871.00	10201	R&M	OTHER
10/27/2023	Verizon	o/s	325.70	10202	Telephone	ADMIN
10/27/2023	Verizon	o/s	220.21	10203	Telephone	ADMIN
10/27/2023	Verizon	o/s	54.42	10204	Telephone	ADMIN

**Total**     **\$ 72,003.13**

**Summary Total:**

**Admin**  
**\$ 48,276.76**

**INS**  
**\$ -**

**US Trustee Fees**

**\$ 2,743.34**

**Other Costs:**  
per below:

**R&M**  
17,597.89

**Utilities/Water**  
3,385.14

**Sales Tax**  
-

**Total Other:**  
**\$ 20,983.03**

Prior period O/S checks:	
Ck# 10008 NYC Water Board	6,730.12
Ck# 10092 Karen Sklar	2,542.50
Ck# 10103 Con Ed	41.52
Ck# 10157 Transel Elevator	1,633.13
Ck# 10158 Transel Elevator	871.00
Ck# 10185 Khobadash, Elizabeth	766.61
Curr period O/S checks	11,462.62
<b>Total O/s checks</b>	<b>\$ 24,047.50</b>

**SCHEDULE OF CASH RECEIPTS AND DISBURSEMENTS AND EXPLANATION  
AND ATTACHMENTS**

**Legend:**     clear =     ✓  
                  o/s =     outstanding

**Cash Receipts/Transfers/Disbursements and Explanations. - PAYROLL BANK ACCOUNT (DIP)**

**Cash Receipts/Transfers**

\$	-	ADMIN
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**Disbursements (Explanation)**

<u>Date</u>	<u>Vendor Name</u>		<u>Amount</u>			
10/02/2023	Carchi, Felix	✓	1,301.89	10050	Net Payroll (9/16/23 - 9/29/23)	ADMIN
10/02/2023	George Gabriel	✓	603.88	10051	Net Payroll (9/16/23 - 9/29/23)	ADMIN
10/02/2023	Kertesz-Sklar, Karen	✓	1,421.55	10052	Net Payroll (9/16/23 - 9/29/23)	ADMIN
10/02/2023	Romo, Luis	✓	675.61	10053	Net Payroll (9/16/23 - 9/29/23)	ADMIN
10/02/2023	Payroll Taxes/Withholdings	✓	1,252.28	Wire	Employer taxes + withholding taxes	ADMIN
10/13/2023	ADP	✓	103.75	Debit	Payroll processing fees	ADMIN
10/10/2023	M&T	✓	2.00	Debit	Bank fees	ADMIN
10/16/2023	Carchi, Felix	✓	1,690.64	10054	Net Payroll (9/30/23 - 10/13/23)	ADMIN
10/16/2023	George Gabriel	o/s	371.47	10055	Net Payroll (9/30/23 - 10/13/23)	ADMIN
10/16/2023	Kertesz-Sklar, Karen	✓	1,716.74	10056	Net Payroll (9/30/23 - 10/13/23)	ADMIN
10/16/2023	Romo, Luis	✓	1,064.95	10057	Net Payroll (9/30/23 - 10/13/23)	ADMIN
10/16/2023	Payroll Taxes/Withholdings	✓	1,672.73	Wire	Employer taxes + withholding taxes	ADMIN
10/27/2023	ADP	✓	103.75	Debit	Payroll processing fees	ADMIN
10/30/2023	Carchi, Felix	o/s	1,695.30	10058	Net Payroll (10/14/23 - 10/27/23)	ADMIN
10/30/2023	Kertesz-Sklar, Karen	✓	1,606.48	10059	Net Payroll (10/14/23 - 10/27/23)	ADMIN
10/30/2023	Romo, Luis	o/s	511.35	10060	Net Payroll (10/14/23 - 10/27/23)	ADMIN
10/30/2023	Payroll Taxes/Withholdings	✓	1,283.08	Wire	Employer taxes + withholding taxes	ADMIN

\$	17,077.45
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<b>Total Outstanding (o/s) checks</b>		\$	2,578.12
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**Cash Receipts/Transfers/Disbursements and Explanations. - PAYROLL TAX BANK ACCOUNT (DIP)**

**Cash Receipts**

\$	-
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**Transfer Out**

\$	-
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**Disbursements (Explanation)**

10/10/2023	M & T	✓	\$	12.00	Bank fees	Admin
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\$	12.00
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**Cash Receipts/Transfers/Disbursements and Explanations. - BB&T Escrow Account**

**Cash Activities**

**Total**

\$	-
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**Cash Receipts/Disbursements - From Loan Funding Reserve**

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**Debtor****Reporting Period****Oct 1st, 2023 - Oct 31st, 2023****BALANCE SHEET**

The Balance Sheet is to be completed on an accrual basis only. Pre-petition liabilities must be classified separately from post-petition obligations.

<b>ASSETS</b>	<b>BOOK VALUE AT END OF CURRENT REPORTING MONTH</b>	<b>BOOK VALUE AT END OF PRIOR REPORTING MONTH</b>	<b>BOOK VALUE ON PETITION DATE OR SCHEDULED</b>
<b>CURRENT ASSETS</b>			
Unrestricted Cash and Equivalents	734,170.05	701,057.05	-
Restricted Cash and Cash Equivalents ( <i>see continuation sheet</i> )	-	-	-
Accounts Receivable (Net)***	20,000.00	24,788.94	238,881.78
Notes Receivable	-	-	-
Inventories	-	-	-
Prepaid Expenses &&	785,814.58	1,021,029.15	775,919.14
Professional Retainers	-	-	-
Other Current Assets ( <i>attach schedule</i> )	605,706.63	714,258.48	509,137.87
<b>TOTAL CURRENT ASSETS</b>	<b>2,145,691.26</b>	<b>2,461,133.62</b>	<b>1,523,938.79</b>
<b>PROPERTY &amp; EQUIPMENT</b>			
Real Property and Improvements	5,551,760.17	5,551,760.17	5,350,739.62
Machinery and Equipment	-	-	-
Furniture, Fixtures and Office Equipment	-	-	-
Leasehold Improvements	-	-	-
Vehicles	-	-	-
Less: Accumulated Depreciation	(3,445,852.75)	(3,439,186.45)	(3,247,875.84)
<b>TOTAL PROPERTY &amp; EQUIPMENT</b>	<b>2,105,907.42</b>	<b>2,112,573.72</b>	<b>2,102,863.78</b>
<b>OTHER ASSETS</b>			
Amounts due from Insiders*	-	-	-
Other Assets ( <i>attach schedule</i> )****	7,085,023.46	7,051,457.38	6,068,673.41
<b>TOTAL OTHER ASSETS</b>	<b>7,085,023.46</b>	<b>7,051,457.38</b>	<b>6,068,673.41</b>
<b>TOTAL ASSETS</b>	<b>11,336,622.14</b>	<b>11,625,164.72</b>	<b>9,695,475.98</b>
<b>LIABILITIES AND OWNER EQUITY</b>	<b>BOOK VALUE AT END OF CURRENT REPORTING MONTH</b>	<b>BOOK VALUE AT END OF PRIOR REPORTING MONTH</b>	<b>BOOK VALUE ON PETITION DATE</b>
<b>LIABILITIES NOT SUBJECT TO COMPROMISE (Postpetition)</b>			
Accounts Payable	1,004,961.99	1,038,908.23	1,402,391.97
Taxes Payable ( <i>refer to FORM MOR-4</i> )	-	-	-
Wages Payable	-	-	-
Notes Payable	-	-	-
Rent / Leases - Building/Equipment	-	-	-
Secured Debt / Adequate Protection Payments	-	-	-
Professional Fees	-	-	-
Amounts Due to Insiders*	374,329.00	374,329.00	363,554.57
Other Post-petition Liabilities ( <i>attach schedule</i> )	12,188,240.57	12,188,238.50	734,501.23
<b>TOTAL POST-PETITION LIABILITIES</b>	<b>13,567,531.56</b>	<b>13,601,475.73</b>	<b>2,500,447.77</b>
<b>LIABILITIES SUBJECT TO COMPROMISE (Pre-Petition)</b>			
Secured Debt	-	-	-
Priority Debt	-	-	-
Unsecured Debt	-	-	-
<b>TOTAL PRE - PETITION LIABILITIES</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL LIABILITIES</b>	<b>13,567,531.56</b>	<b>13,601,475.73</b>	<b>2,500,447.77</b>
<b>OWNERS' EQUITY</b>			
Capital Stock	-	-	-
Additional Paid-In Capital	-	-	-
Partners' Capital Account	-	-	-
Owner's Equity Account	-	-	-
Retained Earnings - Pre-Petition	7,195,028.21	7,195,028.21	7,195,028.21
Retained Earnings - Post-petition****	(9,425,937.63)	(9,171,339.22)	-
Adjustments to Owner Equity ( <i>attach schedule</i> )	-	-	-
Post-petition Contributions ( <i>attach schedule</i> )	-	-	-
<b>NET OWNERS' EQUITY</b>	<b>(2,230,909.42)</b>	<b>(1,976,311.01)</b>	<b>7,195,028.21</b>
<b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>	<b>11,336,622.14</b>	<b>11,625,164.72</b>	<b>9,695,475.98</b>

\* "Insider" is defined in 11 U.S.C. Section 101(31).

\*\*\*See comments on Vitr on Statement of Operations. Accounts Receivable does not include Vitr amounts.

Debtor

Reporting Period Oct 1st, 2023 - Oct 31st, 2023

## BALANCE SHEET - continuation section

<i>ASSETS</i>	<i>BOOK VALUE AT END OF CURRENT REPORTING MONTH</i>	<i>BOOK VALUE AT END OF PRIOR REPORTING MONTH</i>	<i>BOOK VALUE ON PETITION DATE</i>
Other Current Assets			
Other Receivable	226,569.16	226,569.16	509,137.87
Loan Interest Reserve@@	379,137.47	487,689.32	
Other Assets			
Escrow in Citibanb	-	-	107,137.05
Tenants Security Deposits****	52,528.69	52,526.62	460,737.28
Con Ed Security Deposits	13,508.51	13,508.51	8,748.00
Intercompany loans	6,664,213.96	6,605,309.08	5,492,051.08
Loan Finance Fees, net of amortization	354,772.30	380,113.17	
<i>LIABILITIES AND OWNERS EQUITY</i>	<i>BOOK VALUE AT END OF CURRENT REPORTING MONTH</i>	<i>BOOK VALUE AT END OF PRIOR REPORTING MONTH</i>	<i>BOOK VALUE ON PETITION DATE</i>
Other Post-petition Liabilities			
Tenants Security Liabilities****	60,528.69	60,526.62	627,364.18
Escrow Payable	-	-	107,137.05
Vytra settlement claim	285,691.87	285,691.87	
Loan Payable	11,842,020.01	11,842,020.01	
Adjustments to Owners's Equity			
Post-Petition Contributions			

Restricted Cash: Cash that is restricted for a specific use and not available to fund operations.

Typically, restricted cash is segregated into a separate account, such as an escrow account.

\*\*\*\*Tenant security assets and liabilities updated as of Oct 2023 based on current bank balance at Oct 31, 2023

@@ See disclosure note and loan and reserve activities worksheet

**STATEMENT OF OPERATIONS (Income Statement)**

The Statement of Operations is to be prepared on an accrual basis. The accrual basis of accounting recognizes revenue when it is realized and expenses when they are incurred, regardless of when cash is actually received or paid.

REVENUES	MONTH	CUMULATIVE -FILING TO DATE &&
Gross Revenues	\$ 30,043.32	\$ 1,411,098.32
Less: Returns and Allowances		
Net Revenue	\$ 30,043.32	\$ 1,411,098.32
<b>COST OF GOODS SOLD</b>		
Beginning Inventory	-	-
Add: Purchases	-	-
Add: Cost of Labor	-	-
Add: Other Costs ( <i>attach schedul e</i> )	-	-
Less: Ending Inventory	-	-
Cost of Goods Sold	-	-
Gross Profit (bb)	\$ 30,043.32	\$ 1,411,098.32
<b>OPERATING EXPENSES</b>		
Advertising		-
Auto and Truck Expense		-
Bad Debts		-
Contributions		-
Employee Benefits Programs	-	4,192.55
Officer/Insider Compensation*	-	-
Insurance	30,880.65	705,812.58
Management Fees/Bonuses**	2,500.00	195,203.00
Office Expense^^	4,560.77	65,248.62
Pension & Profit-Sharing Plans	-	-
Repairs and Maintenance	200.00	368,409.05
Rent and Lease Expense	-	46,307.99
Salaries/Commissions/Fee****	11,881.30	74,842.93
Supplies	-	3,553.07
Taxes - Payroll****	964.46	23,164.37
Taxes - Real Estate^^	114,542.86	4,755,416.49
Taxes - Other	-	1,159.22
Travel and Entertainment	3,478.19	5,993.24
Utilities	3,340.23	501,545.83
Other ( <i>ATTACH LIST</i> )****	22,581.50	1,417,830.80
Total Operating Expenses Before Depreciation	194,929.96	8,168,679.74
Depreciation/Depletion/Amortization -See attached support Sch 1 &&****	36,844.43	612,140.14
Net Profit (Loss) Before Other Income & Expenses	\$ (201,731.06)	\$ (7,369,721.55)
<b>OTHER INCOME AND&gt; EXPENSES</b>		
Other Income ( <i>attach sch edule</i> )	58,904.88	1,198,162.88
Interest Expense	(108,551.85)	(898,684.48)
Other Expense ( <i>attach sch edule</i> )		
Net Profit (Loss) Before Reorganization Items (bb)	\$ (251,378.03)	\$ (7,070,243.15)

\*\*\* *Vitra Inc (tenant) have a lease, but payments have been abated by the order of the Supreme Court of NY County and therefore*

*Vitra rental income was not included in gross revenue until such time as Vitra Inc is directed by the court to pay a fee for use and occupancy of premises.*

\*\**Management fees represents 5% of AR collection and is a prior period-cummulative amounts of \$15,266.15 payable to related entity "Sklar Equities"*

\*\**Management fees also includes fees for the property management company "Avison Young", \$9,500 monthly. Cummulative amount from July2021 thru Jan 2023=\$180,500*

\*\**As of 9/30/23, an agreement was made that Avison Young outstanding balances of \$41,191.15 is being adjusted based on a settlement, hence above amount reflects this adjustment in the current period for \$30,563.15, reducing the prior AP balance of \$41,191.15 to a current AP balance of \$10,628.*

In re NINETY-FIVE MADISON COMPANY, LP  
Debtor

Case No. 21-10529  
Reporting Period Oct 1st, 2023 - Oct 31st, 2023

REORGANIZATION ITEMS	MONTH	CUMULATIVE -FILING TO DATE
Professional Fees	3,000.00	2,280,369.41
U. S. Trustee Quarterly Fees	220.38	75,325.07
Interest Earned on Accumulated Cash from Chapter 11 ( <i>see continuation sheet</i> )	-	-
Gain (Loss) from Sale of Equipment	-	-
Other Reorganization Expenses ( <i>attach schedule</i> )	-	-
Total Reorganization Expenses	3,220.38	2,355,694.48
Income Taxes	-	-
Net Profit (Loss)	\$ (254,598.41)	\$ (9,425,937.63)

\*"Insider" is defined in 11 U.S.C. Section 101(31).

#### BREAKDOWN OF "OTHER" CATEGORY

##### OTHER COSTS

WATER & SEWAGE	\$ -	\$ 43,651.02
Sales and Use Tax	\$ -	\$ 24,744.52
Vitra took M&T March rent as part of legal settlement-allocate 9 days for reporting period.	\$ -	\$ 13,053.99
Outside Labor Services	\$ -	\$ 29,636.48
Management services***	\$ -	\$ 353,100.00
Labor costs	\$ -	\$ 178,977.54
Sidewalk shed rental	\$ -	\$ 79,036.08
Other Prof. Services - legal fees, violations and other misc.	\$ 22,581.50	\$ 419,674.29
Various violation fees	\$ -	\$ 81,946.71
Safety Facility Service - Security Guard	\$ -	\$ 194,010.17

\*\*\*Management services provided by owners in the ordinary course of business.

##### OTHER OPERATIONAL EXPENSES


##### OTHER INCOME

Related party loan interest income - <i>See attached support Sch 2</i>	58,904.88	1,172,162.88
Roof access fees	-	26,000.00

##### OTHER EXPENSES


##### OTHER REORGANIZATION EXPENSES


Reorganization Items - Interest Earned on Accumulated Cash from Chapter 11:  
Interest earned on cash accumulated during the chapter 11 case, which would not have been earned but for the bankruptcy proceeding, should be reported as a reorganization item.

**NINETY-FIVE MADISON COMPANY, LP**

**REAL ESTATE COMMISSION ANALYSIS & DEPRECIATION  
& PREPAID RE TAX AND INSURANCES**

Case No. 21-10529

**Sch 1**

**2022 Analysis**

SUMMARY OF BELOW ANALYSIS INFORMATION REFLECTED  
ON THE STATEMENT OF OPERATION IN THE CURRENT  
REPORTING PERIOD

As of 10/31/23

<i>Commission Lease amortization</i> (A)	4,837.25
<i>Depreciation for curr month</i> (C)	6,666.30
	<b>11,503.55</b>
<i>Loan Finance Fees-Amortz</i> A-1	25,340.88
<i>Total</i>	<b>36,844.43</b>

(A)	<u>Name</u>	<u>Terms</u>	<u>No. Mths</u>	<u>Gross</u>	<u>Annual</u>	<u>Bal @ 12/31/22</u>	<u>2023 Monthly</u>
	<b>RE COMMISSION - AMORTIZATION</b>						
	Lee & Low**	11/01/19 - 10/31/30	132	110,000.00	10,000.00	78,333.34	833.33
	Vitra	6/1/16 - 2/28/28	141	387,453.25	32,974.74	170,369.54	2,747.90
	Vitra	Paid June 20th, 2017	128	160,770.50	15,072.23	77,873.22	1,256.02
						326,576.10	Monthly
				<b>G/L-Prepaid Running Balance</b>		<b>326,576.10</b>	<b>4,837.25</b>

**\*\*Still owed 55K out of the 110K of the commission to Sklar Equities**

**Summary Analysis**

Bal c/f 1/1/23	\$ 326,576.10
Jan-Sept 2023	(43,535.23)
Oct-23	(4,837.25)
<b>Prepaid bal @10/31/23</b>	<b>\$ 278,203.62</b>

<b>A-1 Finance cost amortized - Loan funding</b>	608,181.08	term=24 month	Expense -Jan - Sept 2023	228,067.91
			Expense -Oct 2023	25,340.88

**Balance on hand to amortized \$ 354,772.30**

**(B) RE TAX (OUTSTANDING BILL IN ACCOUNTS PAYABLE)**

RE Taxes were paid through period ending 6/30/23 from loan funding				
Prepaid=5months -Feb thru June 30, 2023	681,436.45	136,287.29	Feb 2023 - Jun 2023 Exp	681,436.45
Prepaid=6 months - July thru Dec 2023	862,003.78	143,667.30	Jul - Sept 2023	431,001.90
Apply to: Oct2023-Dec2023	deposit rec for RE Tax	(87,373.32)	Oct-23	114,542.86
			<b>Bal of Prepaid - Oct 2023</b>	<b>\$ 316,459.02</b>

(C)	<u>2023 annual amount</u>	<u>Mths</u>	<u>Monthly Amt</u>	<u>O/P Accum Dep</u>		
<b>DEPRECIATION</b>	79,748.00	12	6,645.67		12/31/2023	3,379,273.53
Additions	(87.53)	12	(7.29)		Jan - Sept 2023	59,912.92
<b>**over depreciate 2022 by -87.53</b>			6,638.37		Oct-23	6,666.30
<i>New addition-Equipment</i>						
4/3/23 Acquired	1,675.58					
Life=5 years	335.12	12	27.93		<b>Accum total @10/31/23</b>	<b>3,445,852.75</b>
			6,666.30			

(D)	Disability Insurance Expense (Term: 5/16/23 - 5/16/24)	A Credit of \$328.66 provided for curr period based on prior period premium adj	\$ -
	Workers Comp Insurance Exp (Term: 6/8/23 - 6/8/24)	Total Prem=4122.80, adjusted in Oct. Prem pd for new term =1053.89 + 361.53	\$ 825.66
	NFP-General Liab & Commercial (Term:1/10/23 - 1/10/24)	Paid =\$52,847.89	\$ 8,807.98
	Property Casualty and Liability Ins (Term 8/23/23-8/23/24)	Renewal Premium Paid=156,050 + 49,1787.50 + 121,812.50 = \$327,050	\$ 266,387.50
	Other Prepaid: Paid Elevator Nov maintenace in Oct: Transel Elevator		<b>\$ 2,504.13</b>
	<b>(A) +(B) + (D)</b>	<b>Prepaid as of 10/31/23</b>	<b>\$ 785,814.58</b>

Interest Compounded Monthly  
Interest Rate: WSJ Prime Rate + 2%

Kinder Realty Associates  
Loan Payable to  
Ninety-Five Madison Company

PERSONAL AND CONFIDENTIAL  
SUBJECT TO ATTORNEY/CLIENT PRIVILEGE  
AND ATTORNEY WORK PRODUCT RULES

	A	B	C	D	E	F	G	H	I	J	K
1	NINTY-FIVE MADISON - RELATED PARTY LOAN								Sch 2		
2	Date	Description	Loan Advance (Payment)	Opening Balance	Annual Interest Rate	Days in Year	Daily Interest Rate	Number of Days	Interest	Ending Balance	
674											
675	30-Jan-21			5,428,561.06	5.25%	365	0.0143836%	31	24,205.43	5,452,766.49	
676	28-Feb-21			5,452,766.49	5.25%	365	0.0143836%	28	21,960.46	5,474,726.95	
677	31-Mar-21			5,474,726.95	5.25%	365	0.0143836%	31	24,411.28	5,499,138.23	
678	30-Apr-21			5,499,138.23	5.25%	365	0.0143836%	30	23,729.16	5,522,867.39	
679	31-May-21			5,522,867.39	5.25%	365	0.0143836%	31	24,625.94	5,547,493.33	
680	30-Jun-21			5,547,493.33	5.25%	365	0.0143836%	30	23,937.81	5,571,431.14	
681	12-Jul-21			5,571,431.14	5.25%	365	0.0143836%	12	9,616.44	5,581,047.58	
682	31-Jul-21			5,581,047.58	5.25%	365	0.0143836%	19	15,252.31	5,596,299.89	
683	31-Aug-21			5,596,299.89	5.25%	365	0.0143836%	31	24,953.36	5,621,253.25	
684	30-Sep-21			5,621,253.25	5.25%	365	0.0143836%	30	24,256.09	5,645,509.34	
685	31-Oct-21			5,645,509.34	5.25%	365	0.0143836%	31	25,172.78	5,670,682.12	
686	30-Nov-21			5,670,682.12	5.25%	365	0.0143836%	30	24,469.38	5,695,151.50	
687	31-Dec-21			5,695,151.50	5.25%	365	0.0143836%	31	25,394.13	5,720,545.63	
688	31-Jan-22			5,720,545.63	5.25%	365	0.0143836%	31	25,507.36	5,746,052.99	
689	28-Feb-22			5,746,052.99	5.25%	365	0.0143836%	28	23,141.64	5,769,194.63	
690	15-Mar-22			5,769,194.63	5.25%	365	0.0143836%	15	12,447.23	5,781,641.86	
691	31-Mar-22	rate increase 3/16		5,781,641.86	5.50%	365	0.0150685%	16	13,939.30	5,795,581.16	
692	30-Apr-22			5,795,581.16	5.50%	365	0.0150685%	30	26,199.20	5,821,780.36	
693	3-May-22			5,821,780.36	5.50%	365	0.0150685%	3	2,631.76	5,824,412.12	
694	31-May-22	rate increase 5/4		5,824,412.12	6.00%	365	0.0164384%	28	26,808.25	5,851,220.37	
695	14-Jun-22			5,851,220.37	6.00%	365	0.0164384%	14	13,465.82	5,864,686.19	
696	30-Jun-22	rate increase 6/15		5,864,686.19	6.75%	365	0.0184932%	16	17,353.04	5,882,039.23	
697	26-Jul-22			5,882,039.23	6.75%	366	0.0184426%	26	28,204.86	5,910,244.09	
698	31-Jul-22	rate increase 7/27		5,910,244.09	7.50%	365	0.000205479	5	6,072.17	5,916,316.26	
699	31-Aug-22			5,916,316.26	7.50%	365	0.000205479	31	37,686.12	5,954,002.38	
700	20-Sep-22			5,954,002.38	7.50%	365	0.000205479	20	24,468.50	5,978,470.88	
701	30-Sep-22	rate increase 9/21		5,978,470.88	8.25%	365	0.000226027	10	13,512.98	5,991,983.86	
702	31-Oct-22			5,991,983.86	8.25%	365	0.000226027	31	41,984.93	6,033,968.79	
703	1-Nov-22			6,033,968.79	8.25%	365	0.000226027	1	1,363.84	6,035,332.63	
704	30-Nov-22	rate increase 11/2		6,035,332.63	9.00%	365	0.000246575	29	43,156.76	6,078,489.39	
705	13-Dec-22			6,078,489.39	9.00%	365	0.000246575	13	19,484.47	6,097,973.86	
706	31-Dec-22	rate increase 12/14		6,097,973.86	9.50%	365	0.000260274	18	28,568.59	6,126,542.45	
707	31-Jan-23			6,126,542.45	9.50%	365	0.000260274	31	49,431.97	6,175,974.42	
724	28-Feb-23	rate increase 2/1/23		6,175,974.42	9.75%	365	0.000267123	28	46,192.90	6,222,167.32	
725	21-Mar-23			6,222,167.32	9.75%	365	0.000267123	21	34,903.80	6,257,071.12	
726	31-Mar-23	rate increase 3/22/23		6,257,071.12	10.00%	365	0.000273973	10	17,142.66	6,274,213.78	
727	30-Apr-23			6,274,213.78	10.00%	365	0.000273973	30	51,568.88	6,325,782.66	
728	2-May-23	rate increase 5/3/23		6,325,782.66	10.00%	365	0.000273973	2	3,466.18	6,329,248.84	
729	31-May-23			6,329,248.84	10.25%	365	0.000280822	29	51,544.36	6,380,793.20	
730	30-Jun-23			6,380,793.20	10.25%	365	0.000280822	30	53,756.00	6,434,549.20	
731	25-Jul-23			6,434,549.20	10.25%	365	0.000280822	25	45,174.06	6,479,723.26	
732	26-Jul-23	rate change 7/26/23		6,479,723.26	10.50%	365	0.000287671	6	11,184.18	6,490,907.44	
733	31-Aug-23			6,490,907.44	10.50%	365	0.000287671	31	57,884.67	6,548,792.11	
734	30-Sep-23			6,548,792.11	10.50%	365	0.000287671	30	56,516.97	6,605,309.08	
735	31-Oct-23			6,605,309.08	10.50%	365	0.000287671	31	58,904.88	6,664,213.96	
736											
737									Loan bal @ 12/31/22	6,126,542.45	
738									Jan-Sep 2023 Int	478,766.63	
739									Oct 2023 Int	58,904.88	
740									Loan bal @10/31/23	6,664,213.96	
741											



Debtor

Reporting Period Oct 1st, 2023 - Oct 31st, 2023

## ACCOUNTS RECEIVABLE RECONCILIATION AND AGING

Accounts Receivable Reconciliation	Amount
Total Accounts Receivable at the beginning of the reporting period	24,788.94
Plus: Amounts billed and current adjustments**	30,043.32
Less: Amounts collected	(34,832.26)
Total Accounts Receivable at the end of the reporting period	20,000.00

Accounts Receivable Aging	0-30 Days	31-60 Days	61-90 Days	91+ Days	Total
0 - 30 days old	4,000.00				4,000.00
31 - 60 days old		4,000.00			4,000.00
61 - 90 days old			4,000.00		4,000.00
91+ days old				8,000.00	8,000.00
Total Accounts Receivable	4,000.00	4,000.00	4,000.00	8,000.00	20,000.00
Less: Bad Debts (Amount considered uncollectible)	-				-
	4,000.00				
Net Accounts Receivable	4,000.00	4,000.00	4,000.00	8,000.00	20,000.00

\*\*Prior period adjustment of 4k collection not appropriately reflected in Jan report.

## TAXES RECONCILIATION AND AGING

Taxes Payable	0-30 Days	31-60 Days	61-90 Days	91+ Days	Total
0 - 30 days old					
31 - 60 days old					
61 - 90 days old					
91+ days old					
Total Taxes Payable					
Total Accounts Payable					

**STATUS OF POST-PETITION TAXES**

The beginning tax liability should be the ending liability from the prior month or, if this is the first report, the amount should be zero.

Attach photocopies of IRS Form 6123 or payment receipt to verify payment or deposit of federal payroll taxes.

Attach photocopies of any tax returns filed during the reporting period.

Federal	Beginning Tax	Amount Accrued	Amount Paid		Check# or EFT	Ending Tax
				Date Paid		
Withholding	-	-	-			-
FICA-Employee	-	-	-			-
FICA-Employer - cut-off pay period estimate*	373.18	81.32	373.18	10/1/2023	Via ADP	81.32
Unemployment	-	-	-			-
Income						-
Other:						-
Total Federal Taxes	373.18	81.32	373.18			81.32
<b>State and Local</b>						
Withholding	-	-	-			-
Sales						
Excise						
Unemployment	-	-	-			-
Real Property	-	-	-			-
Personal Property						-
Other:						-
Total State and Local	-	-	-			-
<b>Total Taxes</b>	<b>373.18</b>	<b>81.32</b>	<b>373.18</b>			<b>81.32</b>

\* payroll tax is an estimate and may not equal to the exact pymnt to ADP, but for above purpose, we reflect pymnt as the same due to reversal of est. against the actual pymnt.

**SUMMARY OF UNPAID POST -PETITION DEBTS**

Attach aged listing of accounts payable.

	Number of Days Past Due					Total
	Current	0-30	31-60	61-90	Over 91	
Accounts Payable		8,841.57	5,660.00	3,225.00	916,846.11	934,572.68
Wages Payable						
Taxes Payable						
Rent /Leases-Buildin g						
Rent /Leases-Equipment						
Secured Debt/Adequate Protection Payments						
Professional Fees						
Amoun ts Due to Insiders						
Other:						
Other:						
<b>Total Post-petition Debts</b>		<b>8,841.57</b>	<b>5,660.00</b>	<b>3,225.00</b>	<b>916,846.11</b>	<b>934,572.68</b>

Explain how and when the Debtor intends to pay any past due post-petition debts.

Debtor obtain funding on Jan 11, 2023. and started paying outstanding bills.

**Debtor****Reporting Period****Oct 1st, 2023 - Oct 31st, 2023****AGED LISTING OF ACCOUNTS PAYABLE**

<u>Name</u>	<u>Service</u>	<u>Date</u>	<u>Amount</u>	<u>≤ 30 DAYS</u>	<u>&gt;30 to 90 days</u>	<u>≥90 days</u>
Salary accrual-last week of Sept	Labor services	As of Oct 2023	1,063.05	1,063.05		
Payroll tax accrual	Employer taxes	As of Oct 2023	81.32	81.32		
Avison Young	Labor services	As of Oct 2023	9,156.10	-	-	9,156.10
Avison Young	Misc. Service	As of Oct 2023	447.30	-	-	447.30
Avison Young	Management fees	As of Oct 2023	1,024.60	-	-	1,024.60
Gruber Palnumberi Raffaele Fried, CPA	Accounting	As of Oct 2023	232,669.75	3,000.00	3,675.00	225,994.75
Sklar Equities	Management fees	As of Oct 2023	15,266.16	-	-	15,266.16
Hoberman & Lesser LLP	Management fees/OOP	As of Oct 2023	2,897.20	2,897.20	-	
Jack Jaffa & Associates	Other Prof. Services	As of Oct 2023	240.00	-	-	240.00
Safety/Facility Services	Security	As of Oct 2023	21,586.54	-	-	21,586.54
Con Edison	Utilities	As of Oct 2023	1,985.00	-	1,985.00	
Office of Administration Trials	Violations	As of Oct 2023	1,800.00	1,800.00		
Central Station	Monitoring	As of Oct 2023	600.10	-	-	600.10
Windels Marx Lane & Mittendorf, LLP	Legal fees	As of Oct 2023	645,755.56	-	-	645,755.56
<b>SUB TOTAL</b>			<b>934,572.68</b>	<b>8,841.57</b>	<b>5,660.00</b>	<b>920,071.11</b>
<b><u>Pre-petition date</u></b>						
Andamio Scaffolding	R&M	As of March 22nd 2021	15,389.31			15,389.31
Sklar Equities	Real Est Commissions	from 2020	55,000.00			55,000.00
<b>SUB TOTAL</b>			<b>70,389.31</b>	<b>-</b>	<b>-</b>	<b>70,389.31</b>
<b>TOTAL</b>			<b>1,004,961.99</b>			

In re NINETY-FIVE MADISON COMPANY, LP  
Debtor

Case No. 21-10529  
Reporting Period Oct 1st, 2023 - Oct 31st, 2023

STATEMENT OF CAPITAL ASSETS

CAPITAL ASSETS	BOOK VALUE AT END OF CURRENT REPORTING MONTH	BOOK VALUE AT END OF PRIOR REPORTING MONTH	BOOK VALUE ON PETITION DATE OR SCHEDULED
<b>Land</b>	\$ 306,469.25	\$ 306,469.25	\$ 306,469.25
<b><u>Building, Improvement, Others, etc</u></b>			
Building	1,020,239.50	1,020,239.50	1,020,239.50
Improvement and other fixed assets	3,848,526.42	3,848,526.42	4,024,030.87
<i>Sub Total</i>	<u>4,868,765.92</u>	<u>4,868,765.92</u>	<u>5,044,270.37</u>
<b><u>Additions:</u></b>			
In progress: Sprinkler pressure tanks	376,525.00	376,525.00	
Accum depreciation	(3,445,852.75)	(3,439,186.45)	(3,247,875.84)
<i>Net</i>	<u>\$ 1,799,438.17</u>	<u>1,806,104.47</u>	<u>1,796,394.53</u>
<b>** NBV of Capital Assets</b>	<b>\$ 2,105,907.42</b>	<b>\$ 2,112,573.72</b>	<b>\$ 2,102,863.78</b>

\*\* Assest with remaining net book value (NBV)=Building and Improvements depreciated over 39 years-life of the asset for commercial real estate activities.  
All other capital assets, i.e equipment, have been fully depreciated post petition. New computer equipment added in April 2023, depreciate over 5 years life.

In re NINETY-FIVE MADISON COMPANY, LPCase No. 21-10529

Debtor

Reporting Period Oct 1st, 2023 - Oct 31st, 2023**PAYMENTS TO INSIDERS AND PROFESSIONALS**

Of the total disbursements shown on the Cash Receipts and Disbursements Report (MOR- I) list the amount paid to insiders (as defined in Section 101(31) (A)-(F) of the U.S. Bankruptcy Code) and to professionals. For payments to insiders, identify the type of compensation paid (e.g. Salary, Bonus, Commissions, Insurance, Housing Allowance , Travel, Car Allowance, Etc .). Attach additional sheets if necessary.

INSIDERS			
NAME	TYPE OF PAYMENT	AMOUNT PAID	TOTAL PAID TO DATE
Rita Sklar	Reimbursed Out of Pocket Exp: office, meals, pest, R&M, Cab fare, etc	\$ -	\$ 1,853.57
Michael Sklar and or via Flintlock Construction Services, LLC***	Management services and out of pocket expenses	\$ -	\$ 195,340.84
Sharan Sklar via Sklar Media	Management services and out of pocket expenses	\$ 4,304.98	\$ 191,794.05
Kertesz-Sklar, Karen	Outside labor services/ooop	\$ -	\$ 17,244.19
Kertesz-Sklar, Karen	Net Payroll	\$ 4,744.77	\$ 17,132.59
TOTAL PAYMENTS TO INSIDERS			

\*\*\*Out of pocket expenses relates to office supplies, postage and other general office expenses, etc.

^^Karen Sklar is the spouse of Michael Sklar. She provided management services to the Company.

PROFESSIONALS					
NAME	DATE OF COURT ORDER AUTHORIZING PAYMENT	AMOUNT APPROVED	AMOUNT PAID	TOTAL PAID TO DATE	TOTAL INCURRED & UNPAID•
TOTAL PAYMENTS TO PROFESSIONALS					

\* INCLUDE ALL FEES INCURRED, BOTH APPROVED AND UNAPPROVED

**POST-PETITION STATUS OF SECURED NOTES, LEASES PAYABLE  
AND ADEQUATE PROTECTION PAYMENTS**

NAME OF CREDITOR	SCHEDULED MONTHLY PAYMENT DUE	AMOUNT PAID DURING MONTH	TOTAL UNPAID POST-PETITION
TOTAL PAYMENTS			

## BANK RECONCILIATIONS

### Continuation Sheet for MOR-1

A bank reconciliation must be included for each bank account. The debtor's bank reconciliation may be substituted for this page. (Bank account numbers may be redacted to last four numbers.)

	Operating #	Payroll #	Tax #	Other: BB&T Escrow***
<b>BALANCE PER BOOKS</b>	\$ 724,121.75	\$ 9,538.91	\$ 489.39	\$ 20.00
<b>BANK BALANCE</b>	\$ 748,169.25	\$ 12,117.03	\$ 489.39	\$ 20.00
(+) DEPOSITS IN TRANSIT (ATTACH LISTING BELOW)	-	-	-	-
(-) OUTSTANDING *** CHECKS (ATTACH LIST):	24,047.50	2,578.12	-	-
OTHER (ATTACH EXPLANATION)	-	-	-	-
<b>ADJUSTED BANK BALANCE*</b>	\$ 724,121.75	\$ 9,538.91	\$ 489.39	\$ 20.00

\*"Adjusted Bank Balance" must equal "Balance per Books"

\*\*\*Outstanding items listed on MOR1 (o/s)

DEPOSITS IN TRANSIT	Date	Amount	Date	Amount
n/a				
<b>CHECKS OUTSTANDING</b>	Ck.#	Amount	Ck.#	Amount
<u>Operating Bank Account</u>				
See listing on Mor 1 Explanation	Vrs	\$ 24,047.50		
<u>Payroll Bank Account:</u>				
See listing on Mor 1 Explanation	Vrs	2,578.12		
<u>BT&amp;T Escrow</u>				
See outstanding lists attached				

### OTHER

\*\*\*BT&T Escrow account, see comment on page 2, "MOR 1"

FOR INQUIRIES CALL: MADISON SOUTH  
(212) 481-9207

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NINETY-FIVE MADISON COMPANY LP  
DEBTOR IN POSSESSION CASE# 21-10529 (SHL  
MICHAEL L SKLAR, MANAGER  
OPERATING ACCOUNT  
95 MADISON AVE SUITE 609  
NEW YORK NY 10016

ACCOUNT TYPE	
M&T SIMPLE CHECKING FOR BUSINESS	
ACCOUNT NUMBER	STATEMENT PERIOD
9875585912	10/01/23 - 10/31/23
BEGINNING BALANCE	\$695,525.73
DEPOSITS & CREDITS	122,205.58
LESS CHECKS & DEBITS	69,560.06
LESS SERVICE CHARGES	2.00
ENDING BALANCE	\$748,169.25

#### ACCOUNT ACTIVITY

POSTING DATE	TRANSACTION DESCRIPTION	DEPOSITS & OTHER CREDITS (+)	WITHDRAWALS & OTHER DEBITS (-)	DAILY BALANCE
10/01/2023	BEGINNING BALANCE			\$695,525.73
10/02/2023	CON ED OF NY XXXXXXXXXX 494152717500005		\$4,632.48	690,893.25
10/05/2023	CHECK NUMBER 10128		881.80	
10/05/2023	CHECK NUMBER 10129		383.27	689,628.18
10/06/2023	DEPOSIT	\$26,043.32		
10/06/2023	CON ED OF NY XXXXXXXXXX 417115326100008		44.91	715,626.59
10/10/2023	CHECK NUMBER 10188		9,250.00	
10/10/2023	CHECK NUMBER 10193		2,939.63	
10/10/2023	SERVICE CHARGE FOR ACCOUNT 000009875585912		2.00	703,434.96
10/11/2023	CHECK NUMBER 10186		15,075.00	
10/11/2023	CHECK NUMBER 10189		1,633.13	
10/11/2023	CHECK NUMBER 10191		871.00	
10/11/2023	CHECK NUMBER 10192		200.00	685,655.83
10/12/2023	CHECK NUMBER 10187		2,500.00	
10/12/2023	CHECK NUMBER 10190		2,500.00	680,655.83
10/13/2023	CHECK NUMBER 10195		10,081.50	670,574.33
10/16/2023	CHECK NUMBER 10194		200.00	670,374.33
10/18/2023	DEPOSIT	8,788.94		679,163.27
10/23/2023	QUARTERLY FEE PAYMENT 0000		5,867.34	
10/23/2023	CHECK NUMBER 10196		12,500.00	660,795.93
10/27/2023	DEPOSIT	87,373.32		748,169.25
	NUMBER OF DEPOSITS/CHECKS PAID	3	13	

FOR INQUIRIES CALL: MADISON SOUTH  
(212) 481-9207

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NINETY-FIVE MADISON COMPANY LP  
DEBTOR IN POSSESSION CASE# 21-10529 (SHL  
MICHAEL L SKLAR, MANAGER  
PAYROLL ACCOUNT  
95 MADISON AVE SUITE 609  
NEW YORK NY 10016

ACCOUNT TYPE	
M&T SIMPLE CHECKING FOR BUSINESS	
ACCOUNT NUMBER	STATEMENT PERIOD
9875585920	10/01/23 - 10/31/23
BEGINNING BALANCE	\$26,616.36
DEPOSITS & CREDITS	0.00
LESS CHECKS & DEBITS	14,497.33
LESS SERVICE CHARGES	2.00
ENDING BALANCE	\$12,117.03

### ACCOUNT ACTIVITY

POSTING DATE	TRANSACTION DESCRIPTION	DEPOSITS & OTHER CREDITS (+)	WITHDRAWALS & OTHER DEBITS (-)	DAILY BALANCE
10/01/2023	BEGINNING BALANCE			\$26,616.36
10/03/2023	ADP Tax ADP Tax KJ2ZJ 100214A01		\$1,252.28	25,364.08
10/04/2023	CHECK NUMBER 10050		1,301.89	
10/04/2023	CHECK NUMBER 10051		603.88	23,458.31
10/10/2023	CHECK NUMBER 10052		1,421.55	
10/10/2023	SERVICE CHARGE FOR ACCOUNT 000009875585920		2.00	22,034.76
10/13/2023	ADP PAYROLL FEES ADP FEES 395092127777		103.75	21,931.01
10/16/2023	CHECK NUMBER 10053		675.61	21,255.40
10/17/2023	ADP Tax ADP Tax KJ2ZJ 101615A01		1,672.73	19,582.67
10/18/2023	CHECK NUMBER 10054		1,690.64	17,892.03
10/19/2023	CHECK NUMBER 10056		1,716.74	16,175.29
10/24/2023	CHECK NUMBER 10057		1,064.95	15,110.34
10/27/2023	ADP PAYROLL FEES ADP FEES 928230406708		103.75	15,006.59
10/30/2023	ADP Tax ADP Tax KJ2ZJ 103016A01		1,283.08	13,723.51
10/31/2023	CHECK NUMBER 10059		1,606.48	12,117.03
	NUMBER OF DEPOSITS/CHECKS PAID	0	8	

00004490 05790 0001-0001 DIDS1548D0171255365 00 L 00004490



FOR INQUIRIES CALL: MADISON SOUTH  
(212) 481-9207

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NINETY-FIVE MADISON COMPANY LP  
DEBTOR IN POSSESSION CASE#21-10529 (SHL)  
MICHAEL L SKLAR, MANAGER  
TAX ACCOUNT  
95 MADISON AVE SUITE 609  
NEW YORK NY 10016



ACCOUNT TYPE	
M&T SIMPLE CHECKING FOR BUSINESS	
ACCOUNT NUMBER	STATEMENT PERIOD
9875585938	10/01/23 - 10/31/23
BEGINNING BALANCE	\$501.39
DEPOSITS & CREDITS	0.00
LESS CHECKS & DEBITS	0.00
LESS SERVICE CHARGES	12.00
ENDING BALANCE	\$489.39

ACCOUNT ACTIVITY

POSTING DATE	TRANSACTION DESCRIPTION	DEPOSITS & OTHER CREDITS (+)	WITHDRAWALS & OTHER DEBITS (-)	DAILY BALANCE
10/01/2023	BEGINNING BALANCE			\$501.39
10/10/2023	SERVICE CHARGE FOR ACCOUNT 000009875585938		\$12.00	489.39
	NUMBER OF DEPOSITS/CHECKS PAID	0	0	

FOR INQUIRIES CALL: COMMERCIAL SERVICE TEAM  
(800) 724-2240

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NINETY-FIVE MADISON COMPANY LP  
LEASE SECURITY DEPOSIT ESCROW ACCOUNT  
95 MADISON AVE  
SUITE 609  
NEW YORK NY 10016



ACCOUNT TYPE	
M&T ESCROW SERVICES	

ACCOUNT NUMBER	STATEMENT PERIOD
9864830121	10/01/23 - 10/31/23

BEGINNING BALANCE	\$52,526.62
DEPOSITS & CREDITS	2.07
LESS CHECKS & DEBITS	0.00
LESS SERVICE CHARGES	0.00
ENDING BALANCE	\$52,528.69

#### ACCOUNT ACTIVITY

POSTING DATE	TRANSACTION DESCRIPTION	DEPOSITS & OTHER CREDITS (+)	WITHDRAWALS & OTHER DEBITS (-)	DAILY BALANCE
10/01/2023	BEGINNING BALANCE			\$52,526.62
10/31/2023	INTEREST PAID	\$2.07		52,528.69
	NUMBER OF DEPOSITS/CHECKS PAID	1	0	



NINETY-FIVE MADISON COMPANY LP

## LANDLORD ACCOUNT NUMBER

9864830121

## STATEMENT PERIOD

FROM

THROUGH

10/01/2023

10/31/2023

PAGE 1 OF 2

**ESCROW SERVICES - COMBINED STATEMENT****LEASE SECURITY**

PROPERTY NAME	PROPERTY NUMBER	NUM OF TEN	SECURITY BALANCES	CURRENT BALANCES	INTEREST PAID YEAR TO DATE	ADMIN FEE PAID YEAR TO DATE	TAX WITHHELD YEAR TO DATE
NINETY-FIVE MADISON COMPA	110	2	\$48,642.58	\$48,642.58	\$20.29	\$20.29	\$0.00
TOTAL		2	\$48,642.58	\$48,642.58	\$20.29	\$20.29	\$0.00

YOUR M&T ESCROW SERVICES MONTHLY PAPER STATEMENT IS NOW AVAILABLE FOR ELECTRONIC STATEMENT DELIVERY VIA COMMERCIAL ESTATEMENTS. FOR MORE INFORMATION, PLEASE CONTACT YOUR RELATIONSHIP MANAGER, TREASURY MANAGEMENT CONSULTANT, OR THE COMMERCIAL SERVICE TEAM AT 1-800-724-2240, MONDAY-FRIDAY, 8AM-6PM ET. PLEASE VISIT THE IRS WEBSITE AT [HTTP://WWW.IRS.GOV](http://www.irs.gov) TO OBTAIN THE MOST CURRENT TAXPAYER IDENTIFICATION NUMBER AND CERTIFICATION FORMS (W-9 OR APPLICABLE W-8). NOTE THAT REQUESTS CONTAINING OUTDATED TAXPAYER IDENTIFICATION NUMBER AND CERTIFICATION FORMS WILL NOT BE ACCEPTED.



NINETY-FIVE MADISON COMPANY LP

LANDLORD ACCOUNT NUMBER

9864830121

STATEMENT PERIOD

FROM

THROUGH

10/01/2023

10/31/2023

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## ESCROW SERVICES - SUMMARY STATEMENT

### LEASE SECURITY

NINETY-FIVE MADISON COMPA  
PROPERTY NUMBER: 110

	CURRENT PERIOD	YEAR-TO-DATE
INTEREST PAID	\$2.07	\$20.29
TAX WITHHELD	\$0.00	\$0.00
ADMIN FEE PAID	\$2.07	\$20.29
CURRENT INTEREST RATE	0.0500%	

NUMBER OF TENANTS	2
TOTAL SECURITY BALANCES	\$48,642.58
TOTAL CURRENT BALANCES	\$48,642.58
ADMIN FEE RATE	1.00%

### TENANTS ACCOUNT INFORMATION

BEGINNING BALANCE	DEPOSITS & OTHER ADDITIONS	WITHDRAWALS & OTHER SUBTRACTIONS	CURRENT INTEREST PAID	ENDING BALANCE
\$48,642.58	\$0.00	\$2.07	\$2.07	\$48,642.58

TENANT NAME	TENANT REFERENCE	TENANT SUB ACCT NUMBER	SECURITY BALANCE	CURRENT BALANCE	INTEREST PAID YEAR TO DATE	ADMIN FEE PAID YEAR TO DATE	TAX WITHHELD YEAR TO DATE
THE CULTURAL IN LEE & LOW BOOKS	CULTURAL I LEE & LOW	104760	20,240.72	20,240.72	8.43	8.43	0.00
		104761	28,401.86	28,401.86	11.86	11.86	0.00
PROPERTY TOTALS			\$48,642.58	\$48,642.58	\$20.29	\$20.29	\$0.00